



**CUSHMAN &  
WAKEFIELD**

FOR SALE - JUDICIAL LISTING

**218—143040 Township Road 191**  
Newell County, AB (Brooks)

**SIGNIFICANT  
PRICE REDUCTION**



### Property Facts

District	Newell County (Brooks)
Legal Description	Plan 1710293, Block 1, Lot 12
Site Size	2.62 acres
Total Building Area	± 17,010 sf
Loading	6 drive-in doors
Zoning	Industrial, General District
Year Built	2000 (additions in 2001 & 2003)
Power	400A, 600V (TBV)

### Sale Particulars

Asking Price	<del>\$859,000</del> <b>NOW \$765,500</b>
Property Taxes	\$16,006.35 (2023)
Available	Court approved closing date

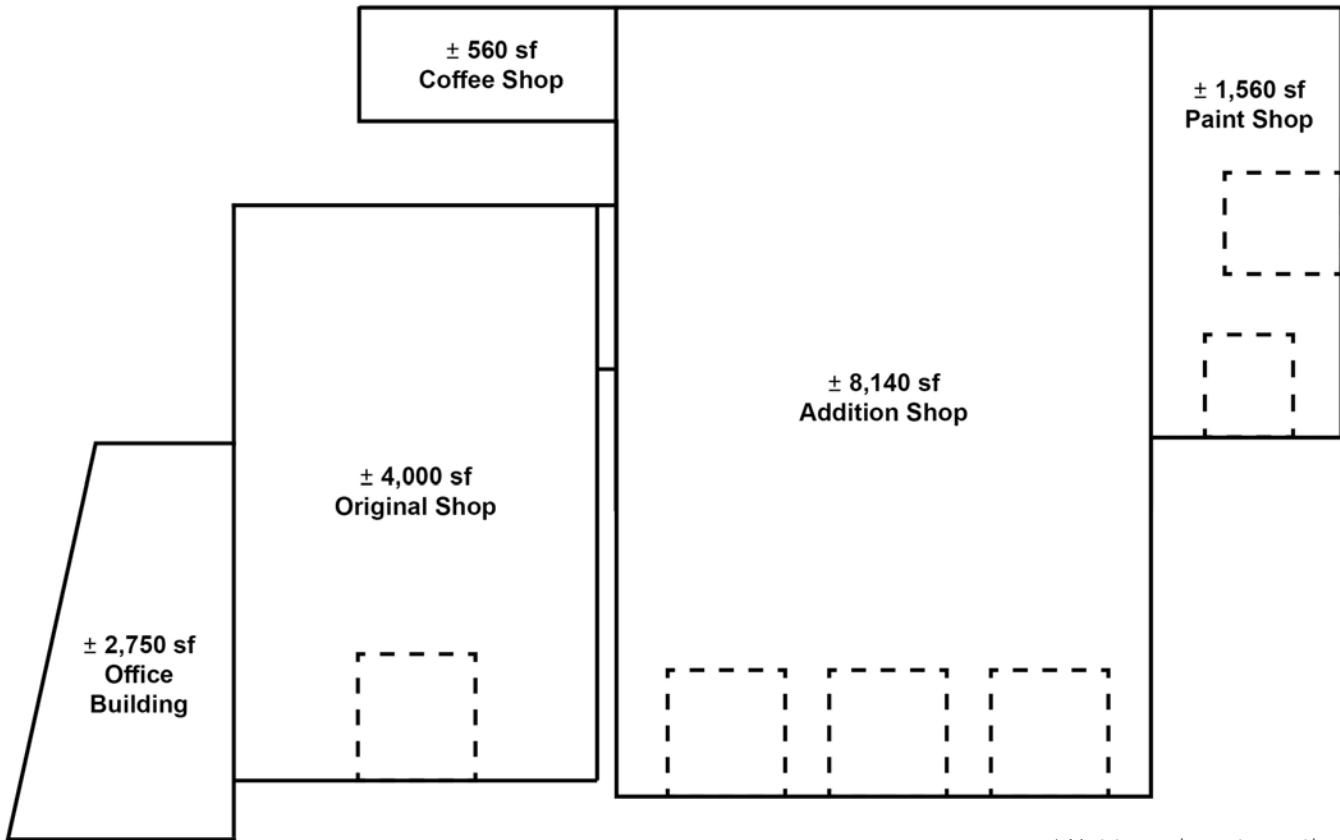
### Comments

- Judicial listing on behalf of the Court of King's Bench of Alberta
- Offers will be presented to the plaintiff's counsel as received
- Comprised of 5 interconnected buildings
- Large yard area (graveled, compacted, fenced and secure)
- Partial site services include: electricity, natural gas, pump-out septic system and water cistern (300 gallons per day)
- Trench drain and radiant heat in shop
- Two 5-ton cranes and one additional overhead crane (capacity TBV)
- Close proximity to the City of Brooks
- Good access onto the Trans Canada Highway

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**Building Plan**


\* Not to scale, not exactly as shown.

**Building Breakdown**
**Original Shop**

Total Area ± 4,000 sf  
 Loading 1 drive-in door

**Paint Shop**

Total Area ± 1,560 sf  
 Loading 2 drive-in doors

**Coffee Shop**

Total Area ± 560 sf

**Addition Shop**

Total Area ± 8,140 sf  
 Loading 3 drive-in doors

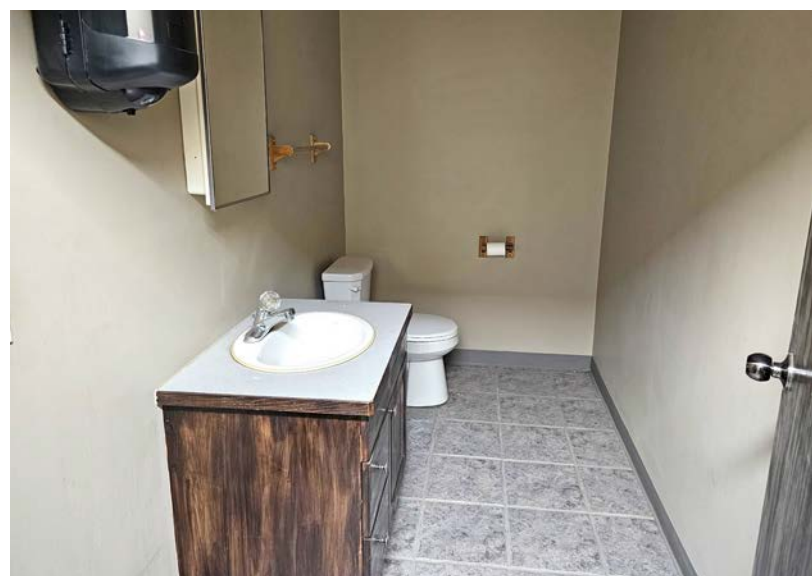
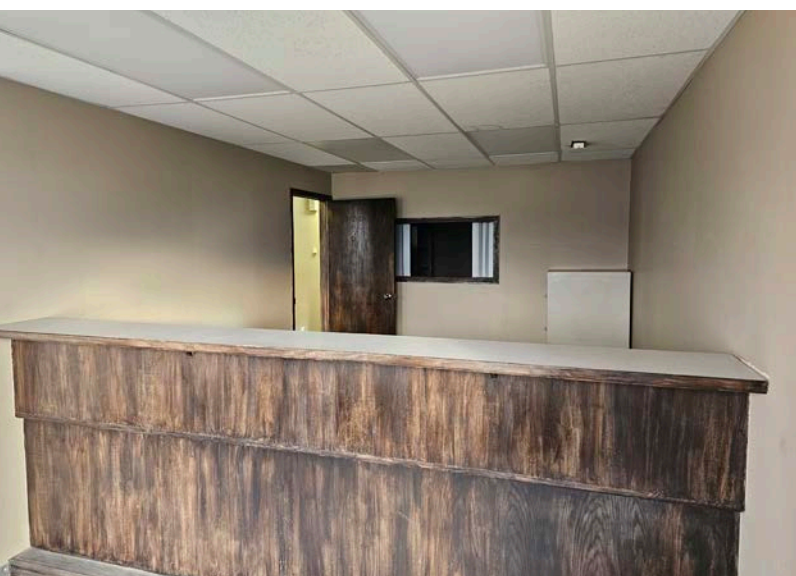
**Office Building**

Total Area ± 2,750 sf (over 2 floors)



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**Aerial View**



**Map**

